

## Proposed Design Standards Rescheduled

The Planning Department has rescheduled a package of proposed code amendments, which would:

- ◆ Require more landscaping in older business districts;
- ◆ Require loading areas, trash receptacles and outside storage areas to be screened from street view;
- ◆ Soften the appearance of solid screening fences along streets with landscaping;
- ◆ Provide better compliance of the current landscape requirements;
- ◆ Clarify how non-residential developments can meet pedestrian circulation requirements;
- ◆ Reduce front yard setback requirements in the newer commercial and industrial zones from 25-50 feet to 20 feet, for better pedestrian access and more usable land; and
- ◆ Allow waivers of design standards to be approved administratively.


The Planning Department has discussed these changes for over a year with various interests. Last April, the Planning Commission placed an earlier set of amendments on its pending agenda for additional discussions. The amendments have been revised as a result of those discussions, and they are ready to be considered by the Planning Commission at a November 23 public hearing. For more information, see the Planning Department web page at [lincoln.ne.gov](http://lincoln.ne.gov) (keyword: planning; under Development Review heading).

## Downtown Master Plan Adopted

The new master plan for downtown was approved by the City Council in September as an element of the Comprehensive Plan, replacing the plan which had served the city for the past 30 years. The new master plan has already served to encourage investors in several projects which are under discussion. You can review the final plan and related documents on our web page at [lincoln.ne.gov](http://lincoln.ne.gov) (keyword: downtown).



## REVIEWING DEVELOPMENT REVIEW



A consulting team from Zucker Systems is examining ways to improve the development review and permitting process. The consultants have been analyzing the input from interviews with development customers and City departments and from mailout surveys to recent customers of these departments. A report is expected to be released in December.

In the meantime, the Planning Department has brought to the County Board several code amendments that are intended to streamline the review of proposed rural developments. These amendments allow for a simple plat to permit the clustering of two lots, each as small as three acres, on 40 acres in the agricultural zoning district; for a Community Unit Plan to be approved in lieu of a preliminary plat; and for the Planning Director rather than the Planning Commission and County Board to approve final plats.

## LOOKING For a Sectional Plat?

We were recently asked if recorded plats can be found on our web site. Thanks to the cooperation of the Lancaster County Engineer's Office, the answer is "yes." You may view the County Engineer's sectional plat maps from the Planning Department's home page. The maps are displayed in a "pdf" format so you can look at them and print them. Access the City's web site at [lincoln.ne.gov](http://lincoln.ne.gov) and type in the keyword "planning." Next click on "Sectional Plat Maps" under the GIS heading, and you'll be able to easily access all 864 sectional plat maps for Lancaster County.

## CP/LRTP Marches Forward



The update of the Comprehensive Plan and Long Range Transportation Plan (CP/LRTP) is proceeding as scheduled. The Planning Commission has adopted a "working draft" map indicating a 2030 future service area boundary and the land uses inside that area. This information will be used initially to model projected traffic volumes on the road network that was previously adopted as part of the Plan. The next community meeting to review these initial projections will be scheduled in January. Different scenarios for both land use and transportation will be explored in the early part of next year, along with a review of other policies and strategies in the Plan. For more information on the CP/LRTP process, please see our web page at [lincoln.ne.gov](http://lincoln.ne.gov) (keyword: cpupdate).



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